



Board of Adjustment
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MEETING NOTICE

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Board of Adjustment and to the general public that the Commission will hold the following meeting which will be open to the public on:

Wednesday, September 25, 2019 at 12:00pm Study Session
Mayor and Council Conference Room, City Hall
255 W. Alameda Street
Public Hearing 1:30pm
Mayor and Council Chambers, City Hall
255 W. Alameda Street

AGENDA

1. Call to Order/Roll Call

- () Steven Shell, Chairperson
- () Carolyn Eldridge
- () Jesse Lugo
- () Alán Huerta
- () Mark Jones
- () Frank Mascia
- () Eddie Rios

CONTINUED CASE

2. C10-19-15 FREGOSO RESIDENCE / CARPORT AND PORCH ADDITION / JOSE FREGOSO / 5138 S. FREMONT DRIVE, R-2

The applicant's property is an approximately 4,950 square foot lot zoned R-2 and is developed with a three bedroom single story single family residence with attached carports and covered porch. The attached carport and porch addition were constructed without prior zoning approval or permits. The applicant is seeking the necessary zoning approvals to allow the carports and porch addition to remain as constructed. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but

are not limited to, Sections 4.7.9 and 4.8.4 and Table 4.8-2 which provide criteria for residential development in the R-2 zone and Section 6.4.5 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory buildings in a residential zone. The applicant is requesting variances to allow the carports and porch to remain as constructed with a reduced front street perimeter yard setback and reduced side perimeter yard setback.

NEW CASE:

3. C10-19-16 SENOR AND COHEN RESIDENCE SECOND DWELLING UNIT / ZB PROPERTY LLC / 519 NORTH OLSEN AVENUE, R-2

The applicant's property is an approximately 10,032 square foot lot zoned R-2, developed with a single story dwelling unit and detached garage. The applicant is proposing to build a second two story dwelling unit, with an attached garage. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.9 and Table 4.8-2 which provides criteria for residential development in the R-2 zone, Sections 6.3.4 and 6.4.5 which provide dimensional standards applicable to all principal and accessory structures, and Sections 7.4 and 7.6 which provides the standards for motor vehicle parking and landscaping and screening. The applicant is requesting variances to allow construction of the second dwelling unit with reduced perimeter yard setbacks, to allow the alley, at a reduced width, as primary access, and to eliminate and modify commercial parking standards, all as shown on the submitted plans.

4. Adjournment

OTHER BUSINESS:

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the (support staff/office information). Requests should be made as early as possible to allow time to arrange the accommodation.